

**CITY OF NORTH BEND
2015 COMPREHENSIVE PLAN
STATE ENVIRONMENTAL POLICY ACT
ENVIRONMENTAL CHECKLIST**

A. Background

1. Name of proposed project, if applicable:
Proposal is a non-project action to amend the City of North Bend Comprehensive Plan.
2. Name of applicant:
City of North Bend, Washington
3. Address and phone number of applicant and contact person:
**Community and Economic Development Department
P.O. Box 896
126 E. Fourth Street
North Bend, WA 98045
(425) 888-7649
Jamie Burrell, Senior Planner**
4. Date checklist prepared:
October 28, 2015
5. Agency requesting checklist:
**City of North Bend
Department of Ecology
Department of Natural Resources**
6. Proposed timing or schedule (including phasing, if applicable):
**City Council Resolution for Economic Development Element- November 17, 2015
City Council Public Hearing and Resolution on Land Use Element -December 8, 2015
City Council Resolution for Parks Element – December 8, 2015
Ordinance adopting all previous Resolutions for each Element to be updated- December 8, 2015**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
The project area consists of the incorporated City of North Bend and the Urban Growth Areas (UGA). In the future, specific development proposals within this project area, including the private amendment requests, and minor Comprehensive Plan and Zoning Code Amendments, will be proposed and reviewed consistent with the provisions of the Comprehensive Plan and North Bend development regulations including the City's Municipal Code.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
None directly related to this proposal. Future site-specific projects may require additional environmental information prior to development.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
The City of North Bend is proposing zoning code and development regulation revisions including rezones of various parcels within the city limits and future zoning designations in the UGA. Separate notice, public hearings and SEPA review will be conducted on the zoning and development regulation revisions.
10. List any government approvals or permits that will be needed for your proposal, if known.
 - **Approval of the Comprehensive Plan Amendments by the City of North Bend City Council.**
 - **State Agency review pursuant to GMA (RCW 36.70).**
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)
The proposal is a non-project amendment to the City of North Bend Comprehensive Plan. The amendment was compiled from a number of different sources starting with previously adopted Elements of the Comprehensive Plan.

The City of North Bend 2015 Comprehensive Plan/Development Regulations Update includes amendments to the following: Land Use Element, Critical Areas Element, Housing Element, Utilities Element, Capital Facilities Element, Parks Element and the Economic Development Element. As of the date of this SEPA all Elements except the Land Use Element have received approval via Resolution with the North Bend City Council. The Land Use Element will be before the North Bend City Council December 1, 2015, with adoption of an Ordinance of all the amendments collectively on December 8, 2015.

Major policy revisions in the City's 2015 Comprehensive Plan include: amendments to the current Low Density Residential (LDR) zoning classification to create Constrained Residential LDR (2 units per acre) zoning classification; and a revised 6-year Capital Improvement Plan to maintain adopted levels-of-service for public facilities. The proposals are both specific to certain defined and mapped lands and general policies applicable to the entire City.

The 2015 Comprehensive Plan zoning buildout analysis has reached new numbers primarily due to the revisions described above. See the Land Use Element for full buildout analysis.
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or

boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

As a land-use code amendment, the proposal has the potential to affect lands within incorporated limits of the City of North Bend, Washington and upon annexation, those lands within the North Bend UGA. The City of North Bend lies on both sides of I-90 approximately 30 miles east of Seattle centered on Section 9, Township 23 North, Range 8 E.W.M.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other:

This proposal is a non-project action and does not affect a specific site. The majority of the City is located on the floor of the Upper Snoqualmie Valley with a limited area extending south of Interstate 90, up the steep slope on the north face of Rattlesnake Ridge. The North Bend UGA is primarily located on the valley floor which is a relatively flat alluvial fan sloping from the east (elevation 700) to west (elevation 420) following the Course of the South and Middle Forks of the Snoqualmie River.

- b. What is the steepest slope on the site (approximate percent slope)?

This proposal is a non-project action and does not affect a specific site. The majority of the area within the City of North Bend has slopes from 0% to 10% with some slopes of the surrounding hillsides estimated to be as steep as 50%. The area known as Forester Woods has slopes of approximately 10 to 15 percent.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

This proposal is a non-project action and does not affect a specific site. The majority of the soils in the service area are of the Orinda – Seattle – Woodinville and Everett Association and include loam, loamy fine sand, gravelly sandy loam, silty clay loam, river wash. Historic farmland and agricultural uses are found in the northwestern portion of the city of North Bend.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

This proposal is a non-project action and does not affect a specific site. There are unstable soil conditions on some hillsides on the perimeter of the City of North Bend due to steep slopes with shallow soil depths and fractured rocks. The entire valley floor within the City is designated as a seismic hazard area.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Does not apply. This proposal is a non-project action and does not affect a specific site.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Does not apply. This proposal is a non-project action and does not affect a specific site.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Does not apply. This proposal is a non-project action and does not affect a specific site. Current zoning bulk and dimensional regulations limit the maximum impervious surface coverage of certain land uses including multi-family, commercial and industrial.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Does not apply. This proposal is a non-project action and does not affect a specific site. Any development permitted pursuant to the proposed Comprehensive Plan revisions will follow applicable City codes, as well as State and Federal regulations, and would be subject to further environmental review on a case-by-case basis to reduce or control erosion or impacts to the earth.

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if know.
Adoption of the Comprehensive Plan amendments would not have direct effects on air quality. The Comprehensive Plan will, however, provide a framework that will guide growth and development in the City during the 20-year planning period.
Indirectly, the Comprehensive Plan could affect air quality in three ways:
- **During construction of infrastructure or private projects, dust from construction could be generated, even if localized and temporary.**
 - **Pollutants could be released during residential wood burning at new homes and from any new industrial facilities constructed in areas zoned according to the Comprehensive Plan.**
 - **Increased traffic due to population and employment growth will generate vehicle emissions (which will continue to be the single largest air pollutant source category within the City).**

Pollution due to automobile usage (primarily carbon monoxide, but also particulates and oxides of nitrogen) is highest in areas of the City that experience congestion on a regular peak-hour basis. PSRC develops and monitors regional emission budgets in an air quality maintenance plan. The emission budgets are based on future growth for King, Pierce and Snohomish Counties. The City's future growth targets are a portion of the overall King County population allocations. The PSRC monitors implementation of the air quality maintenance plan to see that regional emissions will be within the allowable emission budgets mandated by the air quality maintenance plans.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
None.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
Puget Sound Clean Air Agency (PSCAA) regulations require construction contractors to take all reasonable steps to minimize fugitive dust emissions during construction. These required mitigation measures are designed to reduce localized impacts affecting homes and businesses adjacent to the construction sites. Localized impacts caused by traffic emissions at congested intersections would be addressed on a case-by-case basis according to Transportation Conformity hot-spot requirements. Any point sources will

be required to use Best Available Control Technology (BACT) in accordance with PSCAA regulations. All stationary equipment must have appropriate PSCAA permits., which will greatly reduce potential air quality issues and odor issues. At a programmatic level, impacts to air quality can be mitigated to a level of insignificance. Future site-specific project actions would be subject to further environmental review on a case-by-case basis.

3. Water

a. Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, lakes, ponds, wetland)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The South and Middle Forks of the Snoqualmie River and Ribary and Gardiner Creeks run through the City of North Bend. Silver Creek and numerous other small intermittent drainage channels run through the City.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

This proposal is a non-project action and does not affect a specific site. The Comprehensive Plan incorporates a Critical Area Mapping to display the presence of rivers, streams, floodways, channel migration areas, wetlands and their associated buffers by displaying their locations and requiring a notice of title documenting the presence of said areas as a condition of development permit approval.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Does not apply. This proposal is a non-project action.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

This proposal is a non-project action and does not affect a specific site.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

This proposal is a non-project action and does not affect a specific site. Much of the City of North Bend lies in the combined flood plain of the South and Middle Forks of the Snoqualmie rivers.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

Does not apply. This proposal is a non-project action.

b. Ground

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

This proposal is a non-project action and does not affect a specific site. Ground water may be used to support future development of the City and UGA pursuant to the Draft Comprehensive Plan. Application for water rights required to withdraw ground water will be subject to a separate SEPA review.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals . . .; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Does not apply. This proposal is a non-project action. Per City development regulations on- site sewer systems will not be utilized for future development.

c. Water Runoff (including storm water):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

This proposal is a non-project action and does not affect a specific site. Per City development regulations storm water from future development runoff must be managed consistent with the latest edition of the King County Surface Water Management Manual.

- 2) Could waste materials enter ground or surface water? If so, generally describe.
This proposal is a non-project action and does not affect a specific site.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. **No.**

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:
Does not apply. This proposal is a non-project action. The proposed Comprehensive Plan amendment is designed to protect the rivers, streams, floodways, channel migration areas, wetlands and their associated buffers.

4. Plants

- a. Check or circle types of vegetation found on the site:

☒ deciduous tree: alder, maple, aspen, other
☒ evergreen tree: fir, cedar, pine, other
☒ shrubs
☒ grass
☒ pasture
☐ crop or grain
☒ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
☒ water plants: water lily, eelgrass, milfoil, other
☒ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?
None. This is a non-project action.

- c. List threatened or endangered species known to be on or near the site.
This proposal is a non-project action and does not affect a specific site. There are no threatened or endangered plant species known to exist in the City of North Bend. Investigations for the presence of threatened and endangered species will be performed as part of the permitting process for individual development projects as necessary.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
This proposal is a non-project action and does not affect a specific site. The proposed Comprehensive Plan amendment is designed to increase awareness of the rivers, streams, floodways, channel migration areas, wetlands and their associated buffers.

- e. List all noxious weeds and invasive species known to be on or near the site.

Does not apply to the non-project Comprehensive Plan.

5. Animals

- a. Underline any birds and animals which have been observed on or near the site or are known to be on or near the site:

This proposal is a non-project action and does not affect a specific site.

birds: hawk, heron, eagle, songbirds, other: _____
mammals: deer, bear, elk, beaver, other: _____
fish: bass, salmon, trout, herring, shellfish, other: _____

- b. List any threatened or endangered species known to be on or near the site.

The City is situated upstream of Snoqualmie Falls, which is an impassible barrier to the upstream migration of anadromous fish in the Snoqualmie River. No anadromous fish are found in the South Fork and Middle Fork Snoqualmie River or its tributaries within the North Bend Urban Growth Area (KCM 1999). As a result, the urban growth area is less affected by listing of Chinook salmon under the Endangered species Act as it relates to habitat, but the City is affected as it relates to water quality and quantity impacts on downstream areas where habitat exists.

Bull trout (*Salvelinus confluentus*) may occur in the planning area. Information on the historical and current distribution of bull trout throughout the Puget Sound area is poorly understood, because comprehensive data is lacking. An extensive two-year survey on the North Fork Snoqualmie River and its tributaries have not found any bull trout in this drainage basin. No native char have been observed by Washington Department of Fish and Wildlife biologists above Snoqualmie Falls within the last 10 years, nor by the U.S. Army CORPS of Engineers during surveys conducted in the early and mid-1990's (R2 Consultants 2000). The U.S. Fish and Wildlife Service does not report bull trout presence in the North Bend area (Chan 2000 personal communication).

The South and Middle Fork Snoqualmie River and associated riparian areas provide habitat for federally threatened bald eagles, state endangered peregrine falcons and several species of concern, and state priority species. There are no known bald eagle nest sites within or near the urban growth area. However, bald eagles are observed throughout the year foraging within the Snoqualmie river corridor (URS Greiner 2000). A pair of peregrine falcons reportedly nests approximately one mile outside the urban growth area on the west face of Mount Si. No data are available on the home range or foraging territory for this pair. However, peregrine falcons forage over wide areas, and their territory can extend up to eight miles from a nest site (URS Greiner).

- c. Is the site part of a migration route? If so, explain.

This proposal is a non-project action and does not affect a specific site. However, the City of North Bend area is part of the Greater Pacific Flyway, a migration route for migratory birds.

- d. Proposed measures to preserve or enhance wildlife, if any:
Does not apply. This proposal is a non-project action. The proposed Comprehensive Plan amendment is designed to increase awareness of the rivers, streams, floodways, channel migration areas, wetlands and their associated buffers.

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
As a non-project action, the proposal will not create any additional needs for energy. Future site-specific developments may use electric, natural gas, oil, wood stove, or solar energy sources.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
Please see the response to question 6.a, above
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:
The Comprehensive Plan Update does not impact energy and natural resources directly. Future site-specific developments will meet the City Building and Energy Codes. Energy utilities monitor growth and demand in conjunction with local governments such as the City of North Bend. The coordination of planning efforts via the Comprehensive Plan and other measures will continue. Future site-specific project actions would be subject to further environmental review on a case-by-case basis.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.
The Comprehensive Plan will guide and direct future growth throughout the City of North Bend. Environmental health hazards associated with the programmatic Comprehensive Plan are not anticipated. Use of any hazardous materials on a project-by-project basis would be subject to Federal and State law and the City Building and Fire Codes.
- 1) Describe any known or possible contamination at the site from present or past uses.
See response under 7.a. above.
- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.
See response under 7.a. above.
- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.
See response under 7.a. above.

- 4) Describe special emergency services that might be required.

During construction activity for any specific parcel, the project contractor is required to conduct safety meetings and have in place emergency services contingency information for local emergency support services contracts, i.e., police, ambulance, fire, etc. in accordance with Labor and Industries Standards. Long-term use of specific parcels would be subject to City zoning for allowable uses and activities, and City Fire Codes for handling of hazardous materials.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

Future site-specific activities will comply with City Fire and Zoning Codes, as well as State and Federal hazardous materials regulations and would be subject to further environmental review on a case-by-case basis.

b. Noise

- 1) What types of noise exist in the area which may effect your project (for example: traffic, equipment, operation, other)?

The City of North Bend is comprised of a mix of urban and rural type development. Some residents live near arterial streets and/or I-90. In particular, those receivers near I-90 and major arterials experience noise levels similar to a developed urban area with typical urban noise levels. The dominant noise sources are vehicular and truck traffic on I-90, major arterials and aircraft.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

As parcels are developed, construction activities could result in noise impacts. Construction noise generation would depend on the type of equipment being used and the amount of time it is in use. Typical construction equipment noise levels are shown in the Table below.

Typical Construction Equipment Noise Levels

Construction Activity	Types of Equipment	Range of Noise Levels (dBA)	
		At 50 ft	At 1000 ft
Clearing	Bulldozer	77-96	51-70
	Dump Truck	82-94	56-68
Grading	Scraper	80-93	54-67
	Bulldozer	77-96	51-70
Paving	Paver	86-88	60-62
	Dump Truck	82-94	56-68
Stationary Equipment	Generators	71-82	45-56
	Compressors	74-87	48-61

The range of sound levels presented stem from the variety of types of equipment that may be used for particular tasks as well as the different sound levels that may be produced by different operational modes of the same equipment. For example, some equipment will make more noise when handling heaving loads than when simply idling.

Source: U.S. Environmental Protection Agency, 1971.

Planned land uses would be consistent with the Comprehensive Plan, and are not expected to be associated with any unusual noise sources and would be generally consistent with the nature of existing uses in the community. Therefore, operational noise levels are not expected to change substantially from current levels. Future development may add traffic, adding to background traffic noise.

- 3) Proposed measures to reduce or control noise impacts, if any:
- Future properties would be subject to the maximum environmental noise levels established pursuant to the Noise Control Act of 1974, RCW 70.107. See Chapter 173-60 WAC. (NBMC 8.26) Typical construction/development work hours would not exceed 7:00 am to 10:00. Exceptions and more detailed information may be found in NBMC 8.26.100.**
- The State of Washington has adopted Chapter 173-62 WAC Motor Vehicle Noise Performance Standards. This section provides noise emission standards for new motor vehicles and noise emission standards for the operation of motor vehicles on public highways. Future site-specific project actions would be subject to further environmental review on a case-by-case basis.**

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?
- This proposal is a non-project action and does not affect a specific site. The land uses within the City of North Bend are residential, commercial, industrial, transportation, utility, institutional and open space. The proposed non-project action will amend the Comprehensive Plan and potentially change certain future land uses by rezoning property and revising the zoning code and development regulations.**
- b. Has the site been used for agriculture? If so, describe.
- This proposal is non-project action and does not affect a specific site. Portions of the City of North Bend have been used and are currently being used for agriculture. Agricultural areas are primarily outside the city limits of North Bend and the North Bend Urban Growth Area.**
- c. Describe any structures on the site.
- This proposal is non-project action and does not affect a specific site.**
- d. Will any structure be demolished? If so, what?
- No. This is a non-project action.**
- e. What is the current zoning classification of the site?
- This proposal is non-project action and does not affect a specific site. The City of North Bend has the following zoning classifications: Low Density Residential (LDR); Constrained Low Density Residential (CLDR); High Density Residential (HDR); Interchange Commercial (IC); Downtown Commercial (DC); Neighborhood Business (NB); Cottage Residential (CR) Employment Park (EP-1); Employment Park (EP-2); Parks / Open Space / Public Facilities (POSPF).**

The proposed Comprehensive Plan calls for revision of the LDR zone into two new zoning categories: LDR 4 (4 units per acre) and CLDR (2 units per acre).

- f. What is the current comprehensive plan designation of the site?
The Comprehensive Plan Map and Zoning Code identify numerous land use classifications zones throughout the City including residential, commercial, employment park and parks/open space and public facilities.
- g. If applicable, what is the current shoreline master program designation of the site?
This proposal is non-project action and does not affect a specific site. Shoreline environments within the City of North Bend, which may be within the area covered by one or more of the proposed Comprehensive Plan amendments, are identified in the Shoreline Element of the Comprehensive Plan (adopted December 4, 2012) and in City code.
- h. Has any part of the site been classified as an critical area by the city or county? If so, specify?
This proposal is non-project action and does not affect a specific site. Major parts of the City of North Bend are classified as environmentally sensitive areas including: Aquifer recharge areas and seismic hazard areas which cover all of the valley floor in the city; rivers, streams, floodways, flood plains, and associated wetlands on the valley floor and hills; and, steep slope areas south of Interstate 90 on the foothills of Rattlesnake Ridge.
- i. Approximately how many people would reside or work in the completed project?
This proposal is non-project action and does not affect a specific site. The estimated population and job build out analysis can be found in the Land Use Element.
- j. Approximately how many people would the completed project displace?
This proposal is non-project action and does not affect a specific site. The estimated population and employment capacity does not anticipate any displacement of current residents or jobs.
- k. Proposed measures to avoid or reduce displacement impacts, if any:
Does not apply to this proposal.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
This proposal is a non-project action. The proposed amendments to the City of North Bend Comprehensive Plan is designed to be protect the public health, safety, and welfare, including measures to promote compatibility between existing and projected land-uses. Future projects and impacts will be considered on a case-by-case basis.
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:
See response to l. above.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
Does not apply to this non-project proposal. The City's 20-year Comprehensive Plan analysis in the Land Use and Housing Element evaluates the targets in relation to build out per zoning.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Does not apply to this proposal. The estimated residential buildout does not anticipate elimination of any residential units.

- c. Proposed measures to reduce or control housing impacts, if any:

Does not apply to this proposal. Future projects and impacts will be considered on a case-by-case basis.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Does not apply to this proposal. The City currently has design standards to address aesthetics.

- b. What views in the immediate vicinity would be altered or obstructed?

This proposal is non-project action and does not affect a specific site.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

This proposal is non-project action and does not affect a specific site.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Does not apply. This proposal is a non-project action. The City currently has design standards to address light and glare.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

This proposal is non-project action and does not affect a specific site.

- c. What existing off-site sources of light or glare may affect your proposal?

Does not apply. This proposal is a non-project action.

- d. Proposed measures to reduce or control light and glare impacts, if any:

This proposal is non-project action and does not affect a specific site.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

This proposal is non-project action and does not affect a specific site. There are many indoor and outdoor, active and passive recreation opportunities, both designated and informal, of all types. Designated parks in North Bend include Torguson Park, E.J. Roberts playground, Gardiner Weeks Memorial park, William Henry Taylor Park – Railroad Park, Meadowbrook and Tollgate Farms, Si View Community Center and Park and the Tanner Trail. The South and Middle Forks of the Snoqualmie River provide numerous informal recreational opportunities.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

This proposal is non-project action and does not affect a specific site. The land use designations in the Draft 2015 Comprehensive Plan do not call for displacement of any existing designated recreational uses.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
Implementation of the City's Parks and Recreation Plan contained in the Draft 2015 Comprehensive Plan. The Draft 2015 Comprehensive Plan recognizes that new residential growth and development in the city will create additional demand and need for parks in the city. Proposed use of Real Estate Excise Tax and impact fees to build new park and recreation facilities will help maintain the City's level-of-service (LOS) standard and ensure that the cost of new public facilities needed to serve the new growth and development is proportionately paid-for by the new growth and development. Future site-specific project actions would be subject to further environmental review on a case-by-case basis.

13. Historic and Cultural Preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.
This proposal is non-project action and does not affect a specific site. Historic sites are listed in the Land Use Element of the 2015 Draft Comprehensive Plan.
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.
This proposal is non-project action and does not affect a specific site. The City of North Bend includes some landmarks or evidence of historic, archaeological, scientific, or cultural importance; however no specific sites are affected by this proposal.
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.
Future projects will adhere to and comply with all local, State and Federal historical and archaeological preservation laws, should any artifacts or items be discovered during construction. Washington cultural resource laws (RCW 27.53) state that no known archaeological resources or site can knowingly be damaged without obtaining a certified permit from the Washington State Office of Archaeology and Historic Preservation (OAHP). Also under Washington State law, all archaeological sites and resources are protected on private and public lands (RCW 27.53). Section 106 of the National Historic Preservation Act of 1966, as amended, stipulates early, often, and continuous consultation with the project's Federal/State lead agency and affected Native American Tribe(s) depending on the jurisdiction of the proposed project. If any significant archaeological resources are discovered during project related construction excavation and/or operation/maintenance, all activities must stop in the immediate area. A professional archaeologist should be contacted to inspect and assess the disturbed archaeological deposits. If necessary, OAHP and the affected Native American Tribe(s) would be contacted to further assess the damaged cultural resources. Future site-specific project actions would be subject to further environmental review on a case-by-case basis.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

See response in c. above.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

This proposal is non-project action and does not affect a specific site. The City of North Bend is served by a variety of streets and highways. The Transportation Element adopted October 16, 2012 inventories existing streets, establishes level-of-service standards, and identifies future transportation improvement needs to meet the defined level of service. Future development projects will be subject to concurrency and may require site-specific traffic analysis when a site-specific project is submitted.

- b. Is site or affected geographic area currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

This proposal is non-project action and does not affect a specific site. The City of North Bend is currently served by King County public transit (Metro).

- c. How many additional parking spaces would the completed project have? How many would the project eliminate?

This proposal is non-project action and does not affect a specific site. The Draft 2015 Comprehensive Plan does not call for displacement of any existing designated parking uses.

- d. Will the proposal require any new roads or street, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

Please refer to the response to Question 14.a, above.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Please refer to the response to Question 14.a, above.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Please refer to the response to Question 14.a, above.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

- h. Proposed measures to reduce or control transportation impacts, if any:

Please refer to the response to Question 14.a, above. This proposal is non-project action and does not affect a specific site. Impacts to transportation are anticipated from potential growth and mitigation measures have been proposed in the Transportation Element. The Transportation Element underwent SEPA analysis prior to its adoption in 2012.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.
Adoption of the Draft 2015 Comprehensive Plan amendments would not have a direct effects on public services. Increased population and employment anticipated in the Plan will produce a greater demand for public services. The Capital Facilities Element of the Plan identifies proposed levels for public services and associated needs for capital facilities. The City and other service providers work cooperatively to provide services at the adopted service levels.
- b. Proposed measures to reduce or control direct impacts on public services, if any:
Implement Comprehensive Plan policies relating to public services and the Capital Facility Plan (CFP), which addresses concurrent provision of water, sewer, stormwater, transportation, parks, schools and public safety facilities. Future site-specific projects may be subject to further environmental review, impact mitigation and payment of impact fees or facility charges as applicable to control direct impacts to public services.

16. Utilities

- a. Underline utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
This proposal is non-project action and does not affect a specific site or utility. The Comprehensive Plan Utilities and Capital Facilities Elements provide an overview of the existing utilities and need for future utilities.
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.
Utilities would be expanded to serve future development and improved for existing users as needed to maintain adopted levels of service. Project specific construction activities are not expected to impact or disrupt surrounding service, but there may be a need to relocate service lines or create new connections. Ongoing maintenance of utility systems will be necessary, but no conflicts with proposed plans, policies, or regulations are expected.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the City of North Bend is relying on them to make its decision.

Signature _____

Name of signee _____

Position and Agency/Organization _____

Date Submitted _____

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

See Sections B 2, 3 and 7.

The proposed amendments to the Comprehensive Plan are programmatic and not site specific. The proposal itself would not increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances, or the production of noise.

Proposed measures to avoid or reduce such increases are:

See Sections B 2, 3 and 7.

Site-specific projects that meet SEPA threshold (applicability) levels will be thoroughly reviewed for environmental impacts. Additionally, all development projects need to meet local, state, and federal regulations related to environmental impacts.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Please refer to Section B, Questions 4 and 5.

Alone, the amendment would likely provide a positive affect on plants, animals, or fish by providing for increased public awareness and protection of their habitats.

Individual developments that are site specific could increase impervious surfaces and/or create higher-intensity developed land-uses that could negatively affect plants, animals, and fish. Projects will be reviewed on a case-by-case basis and mitigation will be required when applicable consistent with adopted policies and standards.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Please refer to Section B, Question 4 and 5.

Site-specific projects that meet SEPA threshold (applicability) levels will be thoroughly reviewed for environmental impacts. Additionally, all development projects need to meet local, state, and federal regulations related to environmental impacts.

3. How would the proposal be likely to deplete energy or natural resources?

Please refer to Section B, Question 6.

Alone, the amendment would not likely deplete energy or natural resources.

Development allowed by the plan will use energy and natural resources.

Proposed measures to protect or conserve energy and natural resources are:

Please refer to Section B, Question 6. Development allowed will be required to comply with applicable building and energy conservation codes.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Please refer to Section B above.

The amendment proposals would likely increase public awareness and protection of environmentally sensitive areas or areas designated for government protection such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Please refer to Section B above.

Projects that meet SEPA threshold (applicability) levels will be thoroughly reviewed for environmental impacts. Additionally, all development projects need to meet local, state, and federal regulations related to environmental impacts.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Please refer to Section B, question 8, above.

The proposed update includes changes to the Low Density Residential Zone to change future permitted land use intensity and the Shoreline area and Shoreline use designations to increase consistency with the draft Comprehensive Plan and Shoreline Management Act.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Please refer to Section B, question 8.

Projects that meet SEPA threshold (applicability) levels will be thoroughly reviewed for environmental impacts. Additionally, all development projects need to meet local, state, and federal regulations related to environmental impacts.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Please refer to Section B, questions 14, 15 and 16.

The proposal alone would not be likely to increase demands on transportation or public services and utilities. Development permitted by the plan will place additional demands on transportation, public services and utilities.

Proposed measures to reduce or respond to such demand(s) are:

Please refer to Section B, questions 14, 15 and 16. Impacts will be mitigated by maintaining service level by implementing the Capital Facilities Plan and requiring concurrent provision of services.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposed amendments are designed to update the Comprehensive Plan and Development Regulations to comply with local, state, and federal laws. The proposals enhance existing requirements for protection of the environment and resource lands.